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**MAIN CASE**

**Reference No:** 15/01558/OUT

**Proposal:** Construction of two dwellings and private access drive

**Site Address:** North View House 16 Chapel Lane Reach Cambridge CB25 0JJ

**Applicant:** Mrs Claire Halpin

**Case Officer:** Barbara Greengrass, Senior Planning Officer

**Parish:** Reach

**Ward:** The Swaffhams  
Ward Councillor/s: Councillor Allen Alderson

**Date Received:** 22 December 2015      **Expiry Date:** 13 May 2016

[Q257]

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1.0      **RECOMMENDATION**

1.1      Members are requested that APPROVAL be delegated to the Planning Manager following the completion of a S106 legal agreement, to vary the existing Section 52 agreement pertaining to the site, to allow use of the said land for anything other than one private dwellinghouse, and subject to the recommended conditions below. The conditions can be read in full on the attached Appendix 1.

- 1      Approved plans
- 2      Approval of Reserved Matters
- 3      Time Limit - OUT/OUM/RMA/RMM
- 4      Surface water drainage
- 5      Foul water drainage
- 6      Archaeological investigation
- 7      Traffic management plan
- 8      Construction times
- 9      Reporting Unexpected Contamination
- 10     PD - Extensions and outbuildings
- 11     PD - Fences, gates and walls
- 12     Biodiversity improvements

2.0      **SUMMARY OF APPLICATION**

2.1      This application seeks outline planning permission for the erection of two dwellings with garages, access and parking. Access, layout and scale are to be considered at

this outline stage. Access is proposed to make use of the existing access to the host dwelling.

2.2 The application was originally submitted for the erection of three dwellings but Officers expressed concerns that this would amount to overdevelopment of the site. The plans have subsequently been amended to provide for two dwellings with a maximum height of 6.5m and a garage height of 6m with a rear projection to a height of 4.5m. Each plot is approximately 750sqm in size.

2.3 The full planning application, plans and documents submitted by the applicant can be viewed online via East Cambridgeshire District Council's Public Access online service, via the following link <http://pa.eastcambs.gov.uk/online-applications/>. **Alternatively a paper copy is available to view at the East Cambridgeshire District Council offices, in the application file.**

### 3.0 PLANNING HISTORY

3.1

|              |   |   |            |
|--------------|---|---|------------|
| 91/00282/FUL | Construction of swimming pool enclosure for use in association with house | Approved                                  | 06.06.1991 |
| 89/00080/FUL | Erection of house and garage with temporary siting of mobile home.        | Approved subject to a S52 legal agreement | 29.06.1989 |

### 4.0 THE SITE AND ITS ENVIRONMENT

4.1 The site is located within the settlement boundary of Reach on the northern edge of the village. It is bounded along the western boundary by a public footpath and Byway 11 bounds the site along the northern boundary. Open undeveloped land lies to the north and a pumping station to the north west. To the south and south west the site is bounded by the host dwelling and residential properties. The edge of the Reach Conservation Area extends to the access and south western edge of the site. The listed Manor House lies to the south east opposite the access road but is some 100m from the proposed new dwellings.

4.2 This application has been called to Planning Committee by Cllr Alderson.

### 5.0 RESPONSES FROM CONSULTEES

5.1 Responses were received from the following consultees and these are summarised below. The full responses are available on the Council's web site.

**Ward Councillors** – Cllr Alderson made the following comments;

I cannot support the application for the following reasons. There is a Section 52 agreement on this land dated 29.6.1989 for private gardens only and for no other purpose. I believe this to have been put in place because of its historical connection with regard to the old Reach port. It should also be classed as backland

development, not infill. This amendment is visually intrusive from the north as the original proposal. It will have a footprint of 80% of the original, a frontage of 86% of the original plus its built up area has increased by 18%. There is large opposition to this application among Reach villagers with many letters opposing it. There must be adequate time to consult with all relevant heritage groups.

**Cambridgeshire & Peterborough CPRE** – We object to the original proposal for three houses and the amended for two houses. CPRE objects on the grounds of the adverse impact on the setting of the Reach Conservation Area and the Natural Trust Nature Reserve which will be visible from a public footpath and a public byway. As the site is at the far end of the village it initially appears as though any development would have little impact, but a public footpath runs to the south of the site and a public byway to the north so this site is extremely prominent with considerable public views into it.

We believe that views of the nature reserve when one walks along the public footpath would be greatly harmed if two large properties were built. Any view of the nature reserve is likely to be obscured by the development. Likewise the view of the village the Conservation Area and potentially the listed Manor House when one walks along the byway towards the village will be greatly altered by this development. We urge the District to reject the application.

**CCC Growth & Development** - No Comments Received

**Environment Agency** – No constraints associated with this site

**Environmental Health** – recommends a condition for foul water drainage details and construction and delivery times and contaminated land condition for unexpected contamination.

**Local Highways Authority** – No objection subject to a condition requiring a traffic management plan. The amendments are an improvement on the original submission. Space has been provided for vehicles to complete turning manoeuvres and leave the site in forward gear along with the addition of visitor parking spaces.

**Anglian Water Services Ltd** – The site is now a pumping station so an odour assessment is not required. Recommend the nearest house is at least 10m from the boundary and condition attached for details of surface water drainage to be approved. The foul drainage from this development is in the catchment of Burwell Water Recycling Centre and it will have capacity for these flows.

**The National Trust** - No Comments Received

**Parish** – Latest comments on the revised scheme. Traffic will still increase and impact on the small lane. The parish Council voted 4 to 2 in favour of this development under the following conditions.

Although reduced in number, the houses are still very large for the plot. Smaller houses would be preferred. Although their height has been reduced on the plan, the visual intrusion and impact of such large houses will still be considerable. The PC consider this aspect to be of high importance and ask for special consideration to be

given to this matter. The PC requests a planning condition that the visual intrusion caused by these dwellings be reduced as far as possible.

The building plot is part of a historical area within the village and the PC would like it to be a planning condition that a full archaeological survey is carried out prior to the build.

It is understood that Anglia Water are in consultation with planning regarding this application, as there is presently a regular problem in the area. The PC would like it to be a condition of the planning consent that these problems are rectified prior to any building. And that assurance is given that the new properties will not create additional problems.

The PC is aware that a section 52 agreement covers this plot and would like clarification as to its validity.

The PC would ask that this application goes before the Full Planning Committee.

**Cambridge Ramblers Association** - The application has particular implications for Reach Public Footpath 3, which runs along the west side of the proposed development site; there is also the potential impact of increased traffic affecting walkers using Footpath 13, which shares the access driveway at the junction with Chapel Lane. Byway 11, which runs along the eastern boundary, behind the houses, is also affected.

At present, Footpath 3 provides a very wide, pleasant grassy link path for anyone walking to/from the village and the east side of Reach Lode. It is well-used. The outlook through open fencing is currently onto pastureland with trees. The 'block' plan for the proposed development site suggests that dense new planting (a hedge?) will be erected alongside a significantly narrower footpath and a number of nearby trees will be felled. The land immediately to the east of the new barrier/hedge appears to be a hard-surfaced access drive in front of the new houses.

The Ramblers are concerned about the loss of an attractive, truly rural footpath and its replacement with a much less interesting path. We are concerned that the path indicated in the 'block' plan will lose its outlook over open pasture. A narrow path between a watercourse and a hedge can often become muddy or overgrown; there can be major problems with regular maintenance, both of surface vegetation and of the hedge itself. Who is going to monitor and carry out necessary and possibly frequent maintenance?

In summary, the proposed development plan significantly reduces the current high-quality amenity provided by Reach Footpath 3. It is understood that this site is outside the 'development envelope' approved for Reach. The Ramblers consider that development outside the 'envelope' should only be approved in exceptional circumstances.

The impact of the proposed new development on Byway 11 is also considered to be of concern. Again, an attractive open prospect will be replaced with buildings, with a loss of amenity to walkers and riders. As stated above, the Ramblers consider that development outside the village 'envelope' into the countryside should be resisted unless there are exceptional circumstances.

*Updated response* - acknowledges the site is within the settlement boundary but still object. The site is beyond the current built up footprint in the village and is adjacent to the conservation Area. The development site abuts the historic Reach port; at present it is possible to envisage the former use of the watercourses, viewed from a fine footpath (FP3). This aspect will be lost forever if the development proceeds.

**Conservation Officer** – Notes the position of the proposal in relation to the Conservation Area boundary and the Manor House. In terms of my ability to assess any potential impact, this is limited due to the fact that the application is for outline permission with the design of the dwellings being a reserved matter. The proposal for three dwellings would constitute overdevelopment of the site and the numbers should be reduced. The prominent built form in the area is large detached dwellings in relatively large plots. In terms of the impact on the setting of the Manor house, any development on this site would have a very limited impact. The manor House is situated on a large plot with substantial historic walls to the boundary with Chapel lane and the driveway. The neighbouring property also has high boundary walls which combined with the walls to the manor house are a visually prominent feature in the street.

The extensive walls and the resulting feeling of private space severely limits the visibility between the listed building and the site. As a result of this, the potential impact of a development located some 50m approx (to the edge of the site) would be minimal.

Also there are two very large dwellings located between the manor house and the application site. These two dwellings again would limit any potential impact of the development. Development in this location would not cause harm to the significance or setting of the listed Manor House. However three dwellings would potentially harm the Conservation Area by virtue of the number of dwellings proposed being out of character with the surrounding area and built form. It may be possible to overcome this concern by reducing the numbers but without specific design details it is difficult to judge this element.

**Senior Definitive Map Officer** - No objection subject to informatives relating to protection of the rights of ways.

**Waste Strategy (ECDC)** - East Cambs will not enter private property to collect waste or recycling, therefore it would be the responsibility of the owners/residents to take any sacks/bins to the public highway boundary on the relevant collection day. East Cambs as a Waste Collection Authority is permitted to make a charge for the provision of waste collection receptacles. This contribution is currently set at £43 per property.

**Cambridgeshire Archaeology** - Our records indicate that the site lies in an area of high archaeological potential. Within the application area is post-medieval wharf (Historic Environment Record reference MCB8330) and to the immediate north of the site is Reach Lode (MCB9521). To the south east is shrunken medieval village (MCB7807) and medieval earthworks (MCB7809), as well as designated Devils Ditch (DCB349). In addition, to the south west are ring ditches (MCB1742) and human remains (MCB2916).

We do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition such as the model condition 'number 55' contained in DoE Planning Circular 11/95:

*"No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority."*

This will secure the preservation of the archaeological interest of the area either by record or *in situ* as appropriate.

The model condition also indicates:

*Developers will wish to ensure that in drawing up their scheme, the timetable for the investigation is included within the details of the agreed scheme.*

#### **The National Trust - No Comments Received**

**The Ely Group Of Internal Drainage Board** – Provided soakaways from and effective means of surface water disposal in this area the Board will not object. If any other method is considered the Board must be re-consulted.

5.2 A site notice was posted and an advertisement placed in the Cambridgeshire Evening News. Six neighbouring properties were notified and some 40 responses received. The responses received are summarised below. A full copy of the responses are available on the Council's website.

- the site was originally agricultural land which was given permission as a garden and permitted development rights withdrawn. Weight should be given to the fact that the LPA felt the need to protect this land from future development and little has changed to ignore this
- the land sticks out from the village and is surrounded by public rights of way.
- the amended scheme still causes significant harm and the need to provide more dwellings does not outweigh this.
- the Conservation officer does not support this due to lack of information. These comments should carry significant weight as the proposed dwellings are large on the edge of the village with important aspects to be protected.
- the amendments still create a cramped form of development which upsets the existing settlement pattern at odds with this part of Chapel Lane and policy ENV 2.
- a contextual analysis should be requested.
- the new properties will suffer problems relating to noise, loss of amenity and disturbance to no16, lack of passing places on the access drive
- ownership of the access is disputed.
- the site is in a sensitive location adjoining the conservation area, public footpaths and the edge of the village and the density, height and scale will impact on that.
- the sewage system on The Hythe backs up on a regular basis and is inadequate
- visible from the footpaths either side of the Lode and on the border of the Wicken Vision and Wicken Fen
- would urbanise a plot of land
- potential for exploration and renovation of Reach Port would be jeopardised affecting tourism in the area. Development would destroy quarter to third of the early medieval port
- houses should be smaller starter homes
- although reduced to two the footprint is only 20% smaller
- overdevelopment and increased density
- Chapel Lane is narrow and cannot accommodate extra traffic
- all the properties which border the byway are set back from it so these are too close and will impact on key views into the settlement.
- the houses are still too big
- inadequate parking provision
- adverse impact on the Conservation Area and Listed Buildings.

## 6.0 The Planning Policy Context

### 6.1 East Cambridgeshire Local Plan 2015

|          |  |
|----------|--|
| GROWTH 2 | Locational strategy                              |
| GROWTH 3 | Infrastructure requirements                      |
| GROWTH 5 | Presumption in favour of sustainable development |
| ENV 1    | Landscape and settlement character               |
| ENV 2    | Design   |
| ENV 9    | Pollution  |
| ENV 11   | Conservation Areas                               |
| ENV 14   | Sites of archaeological interest                 |
| COM 7    | Transport impact                                 |
| COM 8    | Parking provision                                |

### 6.2 Supplementary Planning Documents

Developer Contributions and Planning Obligations  
Design Guide

### 6.3 National Planning Policy Framework 2012

- 6 Delivering a wide choice of high quality homes
- 7 Requiring good design
- 12 Conserving and enhancing the historic environment

## 7.0 PLANNING COMMENTS

7.1 The main issues to be considered in determining this application are, the principle of development, the impact upon the character of the landscape and settlement, impact on the historic environment including archaeology, highway safety, drainage and residential amenity.

### 7.2 Principle of Development

The Local Planning Authority is not currently able to demonstrate that it has an adequate five year supply of land for housing. Therefore, Local Plan policy GROWTH 2 relating to the supply of housing must be considered out of date and housing applications assessed in terms of the presumption in favour of sustainable development set out in the National Planning Policy Framework. This means that development proposals should be approved unless any adverse effects of the development significantly and demonstrably outweigh the benefits.

The benefits of this application are considered to be: the provision of two additional dwellings built to modern, sustainable building standards adding to the housing supply and the positive contribution to the local and wider economy in the short term through construction work.

The site is located within the defined settlement boundary of Reach as identified within the East Cambridgeshire Local Plan 2015 and as such the principle of development is acceptable subject to compliance with other local and national planning policies and all other material planning considerations that form part of the planning balance for this application.

The site is however subject to a Section 52 agreement which was attached to the planning permission for the host dwelling, North View House in 1989. Within that agreement permitted development rights within the garden were withdrawn. A covenant within that agreement states;

“That the said land shall be used as a single private dwellinghouse and garage with private gardens only and for no other purpose.”

As this precludes the use of the land for anything other than 1 private dwellinghouse and garage with private garden, this covenant would need to be varied/removed. The applicant has agreed to such a variation and there would be no demonstrable harm in planning terms in removing the said clause. Weight should be given to the fact that the permission was granted some time ago in 1989 and planning policies have changed since that time. Subject to the completion of a S106 legal agreement to remove/vary this clause there is no objection to the principle of this development.

### 7.3 Impact upon the character of the landscape and settlement

This outline application has been amended from the original proposal for three larger dwellings to two smaller dwellings. It is in outline with matters of access, layout and scale to be considered. The submitted plans show the provision of two detached dwellings with a maximum height of 6.5m which has been reduced from the original submission of 9m. Amendments have also been made to provide additional on site parking to alleviate some of the neighbouring concerns regarding additional parking on Chapel Lane. The plot sizes are well in excess of the 300sqm, the gardens are well in excess of the 50sqm and the building footprints do not occupy more than one third of the plot size, all as specified in the SPD Design guide. The dwellings are of a modest scale in spacious plots and will sit comfortably alongside the host dwelling which is of substantial size but which will retain spacious grounds within its curtilage.

The density and size of the built footprint is not considered to be out of keeping with the established pattern and character of development in the vicinity of the site, which is characterised by large detached dwellings in relatively spacious plots. The host dwelling is fairly substantial in size with a height in excess of those proposed for the new dwellings. They will therefore not appear as prominent or dominant from Chapel Lane or the Conservation Area which borders the site to the southwest. Views into the site are possible from the access road leading to the site which is also a public footpath. However these views are limited by the narrow entrance to the site which then spreads out, and by the tall conifer hedging along the site boundary alongside the public footpath. It is proposed to retain this hedging. The proposed new housing is not visible at street level from the majority of Chapel lane and is well screened from view.



There are unrestricted views into the site from the public byway to the north as this is bounded by a timber rail fence. Consideration has been given to the comments made by consultees and neighbours in respect of this sensitive view and the sensitivity of this edge of settlement location is acknowledged. However the existing dwelling on the site is already fairly prominent and the addition of two additional dwellings within this garden land, which are lower in height and if sensitively designed, could be accommodated on the site without causing significant and demonstrable harm to the setting of the village or the wider landscape. In fact additional planting could be incorporated along this boundary to enhance biodiversity and soften views from the public footpath and the fen beyond. Whilst they will be visible they would not be visually intrusive and would not project beyond the existing site boundaries into the open landscape.

#### 7.4 Impact on the historic environment including archaeology

In terms of impact on the Conservation Area it is considered the limited views will protect the Conservation Area from significant harm and the character and appearance of the streetscene and the area can be preserved. The detailed design specification of the dwellings can be considered at reserved matters stage when further consideration can be given to any impact. At the present time the scale and layout proposed is not considered to be detrimental. It is also accepted that there will be no significant adverse impact on the Listed Manor House as it is set well enough away from the new development such that its setting would not be harmed and the conservation officer has confirmed this in her comments. Manor House is also separated from the site by two very large dwellings with extensive walls, which would limit any potential impact of the proposal on the Listed Building.

In terms of archaeology, the many comments received by local residents are noted as are the comments of Cambridge Archaeology that the site is of high archaeological potential. However, they are not recommending that the grant of planning permission should be withheld to allow site investigation work but are satisfied that permission could be granted subject to a condition, which is common practice in situations where important archaeological remains may be present. Such a condition would therefore be attached to this permission.

Given all of the above, it is considered that the proposal complies with Policies ENV1, ENV 2, ENV 11 and ENV 14 of the Local Plan.

#### 7.5 Highway safety

The County Highway Authority have not objected to the proposal as sufficient provision has been made for on site parking and the access is adequate to serve the two new dwellings without giving rise to any danger to highway safety or pedestrians using the public footpath. The proposal does therefore comply with Policies COM 7 and 8 of the Local Plan.

#### 7.6 Drainage

A number of concerns have been raised by local residents in respect of foul and surface water drainage, in particular the capacity of the local foul water sewage network as problems have occurred with blockages in the past. However on the

basis that Anglian Water has confirmed that there is adequate capacity in the network to accommodate these dwellings no planning objection can be raised on these grounds. They have also recommended that a condition be attached to any permission granted requiring the approval of surface water drainage methods.

#### 7.7 Residential amenity

As stated above the size of the plots and building footprint is such that sufficient residential amenity will be afforded to the future occupiers of the new dwellings and the host dwelling. As the dwellings will be a maximum of 6.5 m in height and given their juxtaposition to adjoining dwellings and the host dwelling, the residential amenities of the adjoining residents would be safeguarded and this can be further considered when the design is submitted at reserved matters stage. Concerns were raised initially regarding potential odour nuisance, to the new occupiers when it was thought that the site to the north was a sewage works. However, Anglian Water have confirmed that this is not an issue as the site is now used as a pumping station and no impact on residential amenity is likely to occur if the dwellings are at least 10 metres away.

#### 7.8 Planning Balance

The proposal provides for two additional dwellings within the settlement boundary of Reach which will contribute to the housing land supply. There is no demonstrable harm to the character of the area, the historic environment or the wider landscape which cannot be mitigated by the use of appropriate planning conditions. The dwellings are modest in spacious plots and are not out of keeping with the established character and patterns of development in the locality. There is no harm to highway safety or residential amenity and any drainage concerns can be dealt with by planning condition.

Whilst it is acknowledged that this is a sensitive site on the edge of the settlement and the dwellings will be visible from the surrounding countryside, the impact does not amount to significant and demonstrable harm, in particular when the detailed design and landscaping determined at reserved matters stage can serve to minimise any such adverse impact, by incorporating sensitive designs and landscaping.

Subject to the completion of a S106 legal agreement to vary the existing legal agreement planning permission is recommended subject to conditions.

#### 8.0 APPENDICES

##### APPENDIX 1 – Planning Conditions

| <b><u>Background Documents</u></b>           | <b><u>Location</u></b>                                  | <b><u>Contact Officer(s)</u></b>                                 |
|--|---|--|
| 15/01558/OUT<br>91/00282/FUL<br>89/00080/FUL | Barbara Greengrass<br>Room No. 011<br>The Grange<br>Ely | Barbara Greengrass<br>Senior Planning<br>Officer<br>01353 616240 |

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National Planning Policy Framework -

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

East Cambridgeshire Local Plan 2015 -

<http://www.eastcambs.gov.uk/sites/default/files/Local%20Plan%20April%202015%20-%20front%20cover%20and%20inside%20front%20cover.pdf>

## APPENDIX 1 - 15/01558/OUT Conditions

- 1 Development shall be carried out in accordance with the drawings and documents listed below

| Plan Reference       | Version No | Date Received      |
|----------------------|------------|--------------------|
| 15.507/01            | B          | 17th March 2016    |
| SUPPORTING STATEMENT |            | 16th February 2016 |
| LOCATION PLAN        |            | 16th February 2016 |

- 1 Reason: To define the scope and extent of this permission.
- 2 Approval of the details of the appearance and landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced, and shall be carried out as approved. Application for approval of the reserved matters shall be made within 3 years of the date of this permission.
- 2 Reason; The application is for outline permission only and gives insufficient details of the proposed development, and to comply with Section 92 of the Town and Country Planning Act 1990.
- 3 The development hereby permitted shall be commenced within 2 years of the date of the approval of the last of the reserved matters.
- 3 Reason: To comply with Section 92 of the Town and Country Planning Act 1990, as amended.
- 4 No drainage works shall commence until a surface water management strategy has been submitted to and approved by the Local Planning Authority. No hardstanding areas to be constructed until the works have been carried out in accordance with the surface water strategy so approved unless otherwise agreed in writing by the Local Planning Authority.
- 4 Reason: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with Policy ENV 8 of the East Cambridgeshire Local Plan 2015. This condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 5 No development shall take place until a scheme to dispose of foul water drainage has been submitted to and approved in writing by the Local Planning Authority. The scheme(s) shall be implemented prior to the occupation of the dwelling
- 5 Reason: To prevent the increased risk of flooding and to improve and protect water quality, in accordance with Policy ENV 8 of the East Cambridgeshire Local Plan 2015. This is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.

- 6 No development shall begin until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. The archaeological work shall be carried out in accordance with the approved details.
- 6 Reason: To ensure that any archaeological remains are suitably recorded in accordance with policy ENV14 of the East Cambridgeshire Local Plan 2015. The condition is pre-commencement as it would be unreasonable to require applicants to undertake this work prior to consent being granted.
- 7 No demolition or construction works shall commence on site until a traffic management plan has been agreed with the Local Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:
- i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway).
  - ii. Contractor parking, for both phases all such parking should be within the curtilage of the site and not on the street.
  - iii. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway).
  - iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.
- 7 Reason: In the interests of highway safety, in accordance with policies COM 7 and COM 8 of the East Cambridgeshire Local Plan 2015.
- 8 Construction times and deliveries, shall be limited to the following hours: 08:00 to 18:00 each day Monday-Friday, 08:00 to 13:00 on Saturdays and none on Sundays or Bank Holidays.
- 8 Reason: To safeguard the residential amenity of neighbouring occupiers, in accordance with policy ENV2 of the East Cambridgeshire Local Plan 2015.
- 9 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing to the Local Planning Authority within 24 hours. An investigation and risk assessment must be undertaken and approved in writing by the Local Planning Authority. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. The necessary remediation works shall be undertaken, and following completion of measures identified in the approved remediation scheme a verification report must be prepared, and approved in writing by the Local Planning Authority.
- 9 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, in accordance with policy ENV9 of the East Cambridgeshire Local Plan 2015.

- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order amending, revoking or re-enacting that Order), the dwelling shall not be extended in any way, and no structures shall be erected within the curtilage of the dwelling.
- 10 Reason: To safeguard the special architectural or historic interest, character and appearance and integrity of the Conservation Area, in accordance with policies ENV2 and ENV11 of the East Cambridgeshire Local Plan 2015.
- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order amending, revoking or re-enacting that Order), no fences, gates or walls shall be erected within the curtilage of the dwellinghouse in front of any wall of the dwellinghouse which fronts onto a road.
- 11 Reason: To safeguard the special architectural or historic interest, character and appearance and integrity of the Conservation Area, in accordance with policies ENV2 and ENV11 of the East Cambridgeshire Local Plan 2015.
- 12 Prior to occupation of either dwelling, a scheme for biodiversity improvements shall be submitted to and agreed in writing with the Local planning Authority. The biodiversity improvements shall be installed prior to the first occupation of the development hereby approved and thereafter maintained in perpetuity.
- 12 Reason: To protect and enhance species in accordance with policies ENV2 and ENV7 of the East Cambridgeshire Local Plan 2015.